

**CITY OF HIGH POINT
PLANNING AND DEVELOPMENT DEPARTMENT**

**STAFF REPORT
ZONING CASE Z14-07
June 24, 2014**

Request	
Applicant: Deep River Center LLC	Owner: Deep River Center LLC
Zoning Proposal: To rezone an approximately 2.2 acre parcel	From: CU-SC Conditional Use Shopping Center District
	To: CZ-SC Conditional Zoning Shopping Center District

Site Information	
Location:	Lying at the southwest corner of W. Wendover Avenue and Penny Road (<i>4015 Precision Way</i>).
Tax Parcel Numbers:	Guilford County Tax Parcel 0196612
Site Acreage:	Approximately 2.2 acres
Current Land Use:	Undeveloped
Physical Characteristics:	The site has been previously graded to accommodate future development. Except for its W. Wendover Avenue frontage, it has a relatively flat terrain.
Water and Sewer Proximity:	An 8-inch private water line lies adjacent to the site along Precision Way. An 8-inch City sewer line bisects the site and also lies adjacent to the site along W. Wendover Avenue.
General Drainage and Watershed:	The site drains in a southerly direction toward Precision Way and development is subject to the City Lake General Watershed Area requirements. Engineered storm water treatment measures are required for non-residential development with a total impervious surface area greater than 24% of the site.
Overlay District(s):	City Lake General Watershed Area (GWA) Eastchester Scenic Overlay District

Adjacent Property Zoning and Current Land Use			
North:	PI	Public & Industrial District	Church, across W. Wendover Avenue (<i>Deep River Friends</i>)
South:	CU-SC	Conditional Use Shopping Center District	Retail/Commercial Uses
East:	GO-H	General Office High Intensity	Undeveloped (<i>across Penny Road</i>)
West:	CU-SC	Conditional Use Shopping Center District	Restaurant

Relevant Land Use Policies and Related Zoning History	
Community Growth Vision Statement:	<p>Goal 1: Preserve and enhance High Point's most important natural and cultural resources.</p> <p>Obj. 1D: Preserve and revitalize key historic landmarks and unique areas in High Point.</p> <p>Obj. 1E: Explore a variety of regulatory tools to preserve both commercial and residential historic areas meriting such protection.</p> <p>Obj. 5B: Focus particular attention on the appearance of key gateways into High Point to convey to visitors a positive first and last impression of the community.</p>
Land Use Plan Map Classification:	The site has a Community/Regional Commercial land use designation. This classification includes a wider range of retail and service uses intended to serve the entire community and nearby regional customers.
Land Use Plan Goals, Objectives & Policies:	<p>The following objective of the Land Use Plan is relevant to this request:</p> <p>Obj. #11. Enhance the aesthetic appearance of High Point by preserving the scenic quality of its major gateway streets and travel corridors and by providing appropriate landscaped buffers and transitional uses between low and high-intensity land uses.</p>
Relevant Area Plan(s):	<p>Eastchester Drive Corridor Plan – Phase II The Eastchester Drive, Wendover Avenue, and Penny Road intersection is identified as a “Focal Area” suitable for mixed use development, including a wide range of commercial and service uses. However, the plan recommends protecting the Deep River Friends Meeting building by mitigating any negative effects of adjacent development. The plan also recommends adopting appearance guidelines to maintain a high aesthetic quality along the corridor, and makes several transportation related recommendations, such as limiting access points.</p> <p>West Wendover Avenue/Guilford College Road Corridor Plan This plan recommends concentrating community/regional commercial uses at each end of the corridor, including the Eastchester Drive and Wendover Avenue intersection. It also recommends maintaining the visual quality of the corridor through buffering and landscaping requirements, sign control, and development standards/design guidelines. It also specifically calls for protecting the Deep River Friends Meeting building. In addition, it recommends restricting vehicular access to Wendover Avenue.</p>
Zoning History:	The area bounded by W. Wendover Avenue, Penny Road, Samet Drive and Admiral Drive is part of the Wendover Crossing commercial development, which was granted zoning approval in the 1999. Except for a 2010 zoning application to established an office zoning along Admiral Drive, there have been no rezoning activity in this commercial development.

Transportation Information					
Adjacent Streets:	Name			Classification	Approx. Frontage
	Precision Way			Private Street	260 feet
	Penny Road			Major Thoroughfare	140 feet
	Wendover Drive			Major Thoroughfare	280 feet
Vehicular Access:	Vehicular access will only be from Precision Way.				
Traffic Counts: (Average Daily Trips)	Precision Way			No counts	
	Penny Road			16,000 (2011 NCDOT counts)	
	Wendover Avenue			30,000 (2011 NCDOT counts)	
Estimated Trip Generation:	No information				
Traffic Impact Analysis:	Required			Comment	
	<input type="checkbox"/>	<u>Yes</u>	<input type="checkbox"/>	<u>No</u> X	None
Pedestrian Access:	Development of the site is subject to the sidewalk requirements of the Development Ordinance.				

School District Comment
Not applicable to this zoning case.

Details of Proposal

The site is subject to the policies of both the Eastchester Drive Corridor Plan and the West Wendover Avenue/Guilford College Road Corridor Plan. These plans recommend zoning along these corridors include the adoption of appearance guidelines to maintain a high aesthetic quality along the corridor as it relates to the historic Deep River Friends property. When the Wendover Crossing development was granted commercial zoning, its approval included conditions as to the manner in which that portion of the commercial development within 250 feet of W. Wendover Avenue frontage may develop. These conditions included architectural design guidelines, greater building setbacks, higher landscaping standards and prohibiting drive-thru uses. The applicant is requesting rezoning of a portion of this commercial development to seek relief from several of these conditions. Specifically, they are requesting to:

- Allow site development to be within 30 feet of W. Wendover Avenue rather than current 50 foot setback.
- Remove requirement for the principal building to have a pitched roof.
- Permit drive-thru establishments, specifically a restaurant with drive-thru window.

Staff Analysis

Section 9-3-13 of the Development Ordinance states that the Planning & Zoning Commission and the City Council shall be guided by the purposes and intent of the Development Ordinance, and shall give consideration to the following in the review and discussion of any Conditional Zoning application. Based on the applicant's submittal and proposed conditions, as they existed on the date of this report, the Planning and Development Department offers the following comments relative to these ordinance considerations.

Consistency with Adopted Plans:

The proposed Conditional Zoning District is appropriate for its proposed location and is consistent with the purposes, goals, objectives and policies of relevant comprehensive land use or area plans

Staff Comments:

Both the Eastchester Drive Corridor Plan and the West Wendover Avenue/Guilford College Road Corridor Plan identified this location as being appropriate for commercial uses, but they also recommend maintaining the visual quality of the area through the use of design guidelines and appearance standards, particularly as it relates to compatibility with the Deep River Friends Meeting building. This is reinforced by the goals and objectives of the Land Use Plan that call for preserving and enhancing the scenic quality of major gateway corridors, such as Wendover Avenue. In addition, both plans call for limiting vehicular access to Wendover Avenue to prevent the disruption of traffic. Except for the proposal to permit flat roof structures, the conditions proposed with the request are consistent with these policies.

Review Factors:

The applicant's proposed Conditional Zoning District, including the proposed use(s), written conditions and Conditional Zoning Plan, satisfactorily meets or addresses the following:

<u>Factor #1</u>	Produces a development that is compatible with surrounding development character and land uses;
	<u>Staff Comments:</u> The site is already commercially zoned, and part of a larger established commercial development. To be consistent with the established development pattern that other commercial out parcels have met when adjacent to the Deep River Friends Meeting property, all principal buildings should have a roof with some traditional pitch.
<u>Factor #2</u>	Minimizes or effectively mitigates any identified adverse impact on adjacent and nearby property, such as that caused by traffic, parking, noise, lighting, trash, loading areas, etc.;
	<u>Staff Comments:</u> This application carries forward the previously adopted condition for this commercial development that prohibits the zoning site from having vehicular access to Penny Road or W. Wendover Avenue. All transportation improvements for the commercial development are installed. Other than the Deep River Friends Meeting, the site is surrounded by commercial development.
<u>Factor #3</u>	Minimizes or effectively mitigates any identified adverse environmental impact on water and air resources, minimizes land disturbance, preserves trees and protects habitat;
	<u>Staff Comments:</u> The site was graded years ago to facility future development. No environmental impacts have been identified.

<u>Factor #4</u>	Minimizes or effectively mitigates any identified adverse impact on municipal facilities and services, such as streets, potable water and wastewater facilities, parks, police and fire; and;
	<i>Staff Comments:</i> The site is within an area currently served by City of High Point utilities and municipal services and the submittal has no known impacts on municipal services
<u>Factor #5</u>	Minimizes or effectively mitigates any identified adverse effect on the use, enjoyment or value of adjacent properties.
	<i>Staff Comments:</i> As addressed in previous review factors, the site is within an established commercial development. Development of the site for commercial uses will not adversely impact abutting commercially zoned properties in the Wendover Crossing development.

Changes in the Area:

There have been changes in the type or nature of development in the area of the proposed Conditional Zoning District that support the application.

Staff Comments:

The zoning site is part of a commercial node that was established at the intersection of Eastchester Drive, W. Wendover Drive and Penny Road. Starting in the late 1990s, commercial development in the area has expanded, making this area a regional commercial node.

Development Patterns:

The proposed Conditional Zoning District would result in development that promotes a logical, preferred and orderly development pattern.

Staff Comments:

There has been a long standing development pattern established for outparcels along this segment of W. Wendover Avenue and Penny Road, where they are adjacent to the Friends Meeting property. This includes having smaller buildings on these smaller outparcels to have a hip or gable roof to be more architecturally compatible with this historic site. This condition has not been offered with this request. Approval of this request without such a condition would be inconsistent with previous zoning actions.

Reasonableness/Public Interest:

An approval of the proposed Conditional Zoning District is considered reasonable and in the public interest.

Staff Comments:

In this case, staff suggests that the approval of the applicant's request is reasonable and in the public interest because: 1) The request is consistent with the Land Use Plan; 2) The applicant has offered conditions to mitigate negative impacts by restricting the placement of drive-thru service windows and menu boards, and submittal of a conditional zoning plan that locks in configuration of perimeter landscaping, building and parking location; 3) Subject to inclusion of condition requiring principal buildings on the site to have a hip or gable roof, the established and preferred development pattern created by the Eastchester Drive Corridor Plan and West Wendover Avenue/Guilford College Road Corridor Plan will be met.

Recommendation

Staff Recommends Approval As Amended:

A key component of Eastchester Scenic Corridor Plan and W. Wendover Corridor Plan has not been addressed by the application. Subject to inclusion of an architectural design condition requiring structures to have a hip or gable roof design, staff recommends approval of the request. If this design standard is not included, then staff recommends the request be denied.

Required Action

Planning and Zoning Commission:

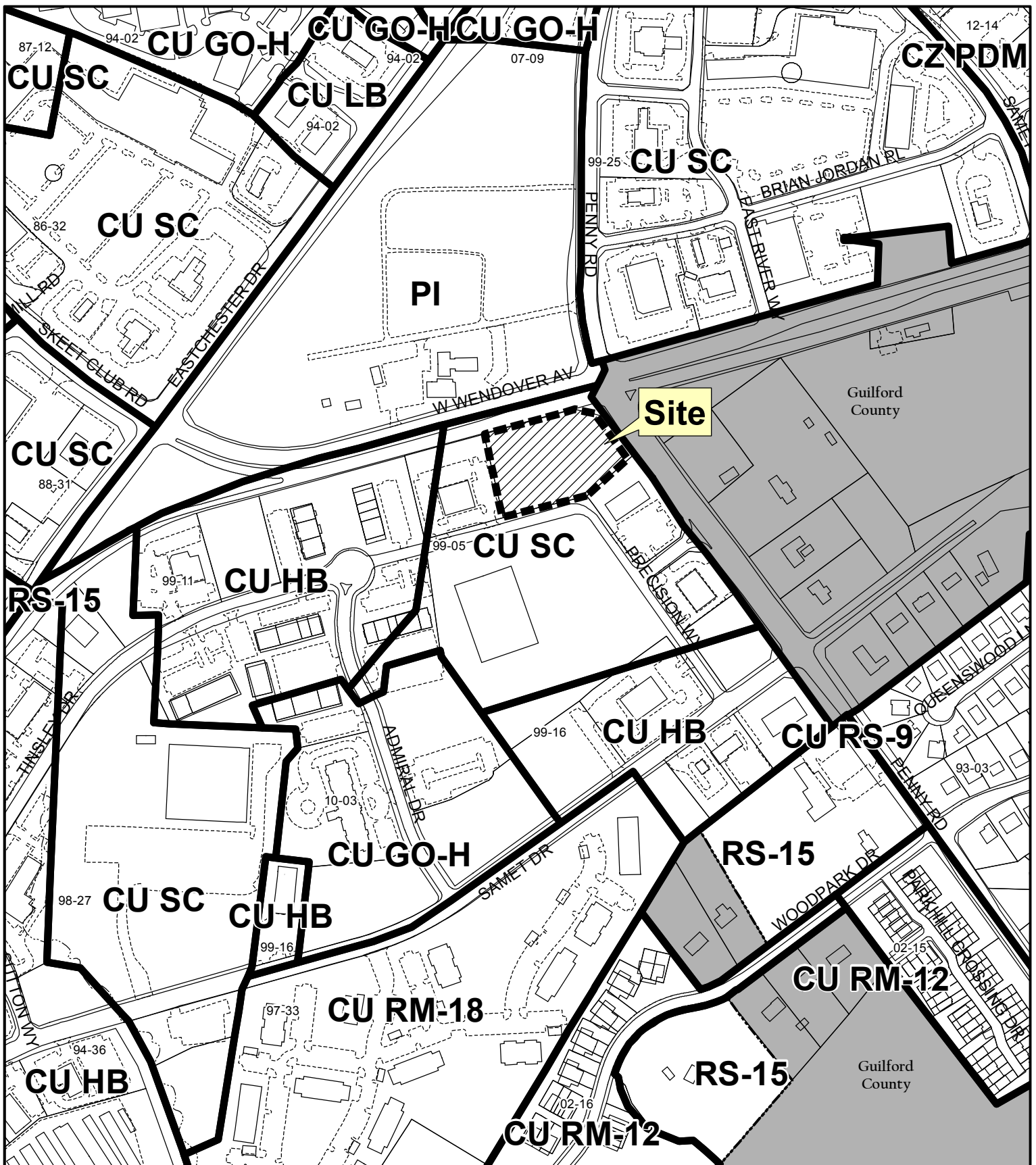
The NC General Statutes require that the Planning and Zoning Commission place in the official record a statement of consistency with the City's adopted plans when making its recommendation. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting its own statement.

City Council:

The NC General Statutes require that the City Council also place in the official record a statement of consistency with the City's adopted plans, and explain why the action taken is considered to be reasonable and in the public interest when rendering its decision in this case. This may be accomplished by adopting the statements in the Staff Analysis section of this report or by adopting its own statement.

Report Preparation

This report was prepared by Planning and Development Department staff member Herbert Shannon Jr. AICP, Senior Planner, and reviewed by Robert Robbins AICP, Development Services Administrator and Lee Burnette AICP, Director.



ZONING CASE 14-07

From: Conditional Use Shopping Center
To: Conditional Zoning Shopping Center

Existing Zoning Boundary —————
Subject Property Boundary - - - - -

**Planning & Development
 Department**

City of High Point









Date: June 19, 2014



Scale: 1"=400'
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ZONING CASE 14-07

Land Use Plan

- | | | | |
|--|----------------------------|--|-------------------------------|
|  | Mixed Use Development |  | Office |
|  | Low-Density Residential |  | Community/Regional Commercial |
|  | Medium-Density Residential |  | Institutional |
|  | High-Density Residential |  | Recreation/Open Space |

**Planning & Development
Department**

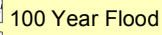
City of High Point

Date: June 17, 2014



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ZONING CASE 14-07



AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 9-3-12, ZONING MAP AMENDMENTS, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of The City of High Point adopted “The City of High Point Development Ordinance” on January 7, 1992 with an effective date of March 1, 1992, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on June 24, 2014 and before the City Council of the City of High Point on July 21, 2014 regarding Zoning Case 14-07 a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings was published in the High Point Enterprise on June 15, 2014, for the Planning and Zoning Commission public hearing and on July 9, 2014 and July 16, 2014, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on July 21, 2014.

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:

SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as a: **Conditional Zoning Shopping Center (CZ-SC) District**. The property is approximately 2.2 acres and lying along north side of Precision Way, at the southwest corner of Wendover Avenue and Penny Road. The property is also known as 4015 Precision Way, and Guilford County Tax Parcel 7813-41-8294.00.

SECTION 2

That the property herein described shall be perpetually bound by the following use(s) authorized and condition(s) imposed, unless subsequently changed or amended as provided for by the Development Ordinance.

Part I. USES:

A. Permitted Uses:

Any of the land uses allowed in the Shopping Center (SC) District, and their customary accessory uses, shall be permitted subject to the development and dimensional requirements of the SC District, the requirements of the Development Ordinance and subject to the specific conditions of this ordinance.

B. Restricted Uses.

1. The following restrictions shall apply to any use with a drive-through/service window or menu board.
 - a. Drive-thru/service windows and menu boards shall not be permitted on the building façade facing W. Wendover Avenue or between the principal building and the street right-of-way along the W. Wendover Avenue street frontage.
 - b. Drive-thru/service windows may be permitted on the building facade facing Penny Road or between the principal building and the street right-of-way along the Penny Road street frontage, provided plantings are installed to obscure the drive-through windows from view as measured from the front of the Deep River Friends Meeting building. No menu boards shall be permitted.

C. Prohibited Uses: The following uses, enumerated in Table 4-5-1, Permitted Use Schedule of the Development Ordinance, shall be prohibited:**1. Accessory Uses**

- a. Bulky Item Outdoor Display
- b. Caretaker Dwellings
- c. Communication Towers (exceeding height limits of zoning district)
- d. Communication Towers (not exceeding height limits of zoning district)
- e. Disabled Motor Vehicles
- f. Swimming Pools

2. All Agricultural Uses**3. All Residential Uses****4. Recreational Uses:**

- a. Athletic Fields
- b. Billiard parlors
- c. Bingo games
- d. Bowling centers
- e. Coin-operated amusements
- f. Dance schools
- g. Golf courses, miniature
- h. Martial arts instructional schools
- i. Physical fitness centers
- j. Public Parks
- k. Skating Rinks
- l. Sports Instructional Schools
- m. Sports and recreation clubs, indoor
- n. Video Sweepstakes Establishments

5. Educational & Institutional Uses:

- a. Ambulance Services

- b. Auditoriums, Coliseums, or Stadiums (capacity < 100 people)
 - c. Auditoriums, Coliseums, or Stadiums (capacity > 100 people)
 - d. Cemeteries/Mausoleums
 - e. Colleges or Universities
 - f. Fire Stations
6. Business, Professional & Personal Service Uses:
- a. Automobile Rental or Leasing
 - b. Automobile Repair Services, Minor
 - c. Automobile Parking (commercial)
 - d. Car Washes
 - e. Hotels or Motels
 - f. Kennels or Pet Grooming Services
 - g. Laundromats, coin-operated
 - h. Laundry or Dry Cleaning Plants
 - i. Shoe Repair or Shoeshine Shops
 - j. Television, radio or electronic repairs (principal use)
 - k. Theaters, indoors
 - l. Veterinary Services (other)
 - m. Watch or jewelry repair shops (principal uses)
7. Retail Trade Uses:
- a. ABC Stores (liquor)
 - b. Bars
 - c. Bars (capacity>100 persons)
 - d. Building Supply Sales (no storage yard)
 - e. Building Supply Sales (with storage yard)
 - f. Convenience Stores (with gasoline pumps)
 - g. Convenience Stores (without gasoline pumps)
 - h. Garden Centers or Retail Nurseries
 - i. Services stations, gasoline
 - j. Tire sales
8. Transportation, Warehousing and Utilities
- a. Communication or Broadcasting Facilities
 - b. Communication Towers (exceeding height limits of zoning district)
 - c. Communication Towers (not exceeding height limits of zoning district)
 - d. Courier Service Substation
 - e. Demolition Debris landfills, Minor
 - f. Utility Lines and Related Appurtenances (as a principal use)
9. Other Uses:
- a. High Mast Outdoor Lighting > 50 ft. in height
 - b. Mixed Developments
 - c. Storage Trailers (accessory uses)

Part II. CONDITIONS

A. Development & Dimensional Standards and Architectural Design Standards:

The following development standards shall apply to any development upon the zoning site:

1. Development & Dimensional Standards

- a. All lots shall have a minimum lot area of 30,000 square feet. There shall be a maximum of two (2) lots.
- b. All buildings shall be restricted to one story, shall not exceed thirty (30) feet in height,
- c. Outdoor Activities: No outdoor storage or outdoor display shall be permitted.
- d. Signage:
 - i. Neon signs shall not be permitted.
 - ii. All freestanding signs shall be monument type signage with a maximum height of 6 feet.

2. Architectural Design Standards

- a. The architecture and design guidelines developed for the rezoning site shall be in accordance with the requirements of the Eastchester Scenic Corridor Overlay District and shall be consistent with the design guidelines established for the property through the Design Guidelines for Wendover Crossing.
- b. Conditional Zoning Plan: Development of the site shall be in conformance with the associated Conditional Zoning Plan in regards to perimeter landscaping, location and setback of development (building and parking). *[Exhibit #1 Conditional Zoning Plan]*.
- c. Metal and vinyl sided buildings shall be prohibited on the rezoning site.
- d. The use of high intensity metallic or fluorescent colors on any façade is prohibited.
- e. No roof or accent roof lighting or accent building lighting shall be permitted.
- f. No neon, LED or similar accent lighting shall be permitted on the exterior of building(s).
- g. All principal buildings shall be designed to be architecturally compatible with the historic Deep River Friends Meeting building. Guidelines governing such buildings shall ensure that they have compatible building materials, colors and roof design compatible with the Deep River Friends Meeting church building. All building materials and colors shall be specified in the required design guidelines to insure against incompatibility with the Deep River Friends Meeting church building.
- h. Automobile bays shall not be permitted.

- i. Fencing shall not be permitted along the W. Wendover Avenue or Penny Road street frontages.
- j. Screening of equipment (ground or roof mounted):
 - i. Purpose and Intent: This section is intended to provide standards to mitigate negative impacts on adjacent property owners from viewing unsightly equipment or accessory areas associated with permitted SC District uses. Except for roof mounted equipment as viewed from W. Wendover Avenue, which shall be screened to the maximum extent possible, the intent is to filter views and to not have direct unobscured views of this equipment or areas; it is not intended to mandate 100% visual screening.
 - ii. Decorative screening and/or landscaping shall be installed to obscure from view, at a height of six (6) feet above ground level as seen from the centerline of any adjacent street, all trash rooms, trash-holding receptacles, roof mounted equipment or appurtenances, loading or service areas, mechanical or electrical equipment, or other unsightly building appurtenances.

B. Parking and Loading Areas:

1. Parking:

- a. Parking shall not be permitted within the 30-foot street planting yard along West Wendover Avenue. Access and circulation drives shall be permitted within the street setback, subject to the planting and street yard requirements.

2. Loading and Service Areas:

- a. Loading and service areas shall not face the W. Wendover Avenue street frontage.
- b. If located on the side of a building, it shall be screened from view by a wall(s) or landscaping, or combination thereof, from the W. Wendover Avenue street frontage.

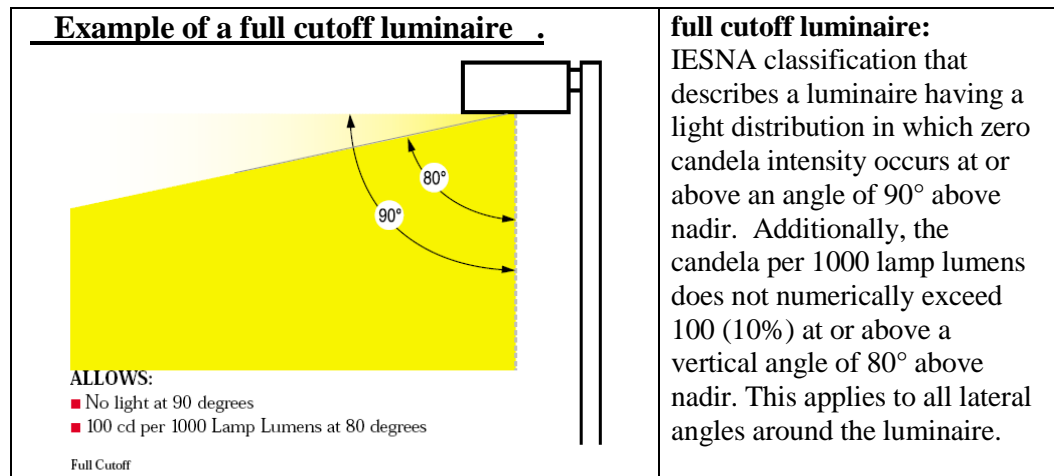
C. Landscaping: Landscaping shall be installed as required by the City of High Point Development Ordinance, as showed on the Conditional Zoning Plan, and as conditioned by this ordinance.

- 1. Buffer Standard along the W. Wendover Avenue street frontage (as depicted on Conditional Zoning Plan and as conditioned by this ordinance): A minimum thirty (30) foot wide Street Yard, planted at a Type B Rate, shall be provided. Fifty percent (50%) of shrubs utilized along this roadway shall consist of evergreen species of planting material. These shrubs shall be a locally adapted species expected to reach a minimum height of thirty (30) inches and a minimum spread of thirty (30) inches within three years of planting.

2. Buffer Standards along the Penny Road street frontage, including the intersection chord (as depicted on Conditional Zoning Plan and as conditioned by this ordinance): A minimum fifteen (15) foot wide Street Yard, planted at a Type C Rate, shall be provided, except that shrub rate shall be increased to provide for a minimum of 38 shrubs per 100 linear feet. Fifty percent (50%) of shrubs utilized along this roadway shall consist of evergreen species of planting material. These shrubs shall be a locally adapted species expected to reach a minimum height of thirty (30) inches and a minimum spread of thirty (30) inches within three years of planting.

D. Lighting

1. All freestanding exterior lighting shall be limited to thirty (30) feet in height.
2. Freestanding exterior lighting fixtures (not including lighting attached to the principal structure) shall be required to be full cutoff luminaire fixtures. Free standing exterior light fixtures shall be directed inward and downward into the site and include the use of shields to direct light and glare away from adjacent residential uses. "Sagged glass" or any formed lens which drops down below the bottom of the luminaire housing shall not be permitted.



3. Lighting intensity and glare from lighting shall not exceed zero-foot candle as measured at the property line of the zoning site. As part of construction plan approval, the property owners shall submit a lighting plan that meets these standards for review and approval by the Planning & Development Director.

E. Transportation:

1. One access point shall be permitted to Precision Way.
2. Access to W. Wendover Avenue shall be prohibited.
3. Access to Penny Road shall be prohibited.

4. The location, design, and construction of all driveways and other transportation improvements shall be subject to the requirements of the City of High Point Driveway Ordinance.

SECTION 3

That plans for any development on the property described herein shall be pursued in accordance with this conditional zoning district and shall be submitted to the City of High Point and other approval authorities for review in the same manner as other such plans now required to be approved by the City of High Point.

SECTION 4

Should any section or provision of this ordinance be declared invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

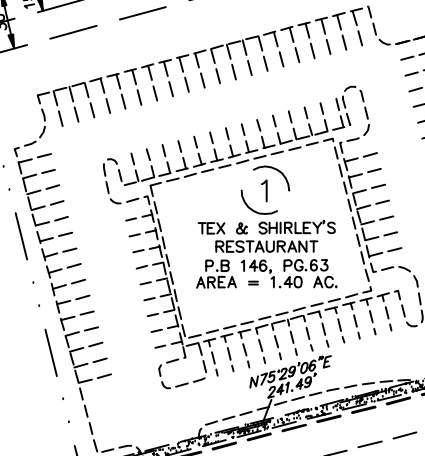
SECTION 5

That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6.

This ordinance shall become effective upon the date of adoption.
___ day of _____, 2014.

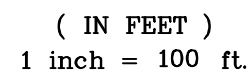
Lisa B. Vierling, City Clerk



6
WENDOVER CROSSING
D.B. 4689 PG. 1485-87
TAX MAP NO. 284-1-12
P.B 135, PG.30
AREA = 8.969 AC.

PRECISION WAY
(PRIVATE DRIVE)

GRAPHIC SCALE



EVANS ENGINEERING, INC. ENGINEERS, PLANNERS, SURVEYORS
4609 DUNDAS DRIVE GREENSBORO, NORTH CAROLINA 27407
PHONE: (336) 854-8877 FAX: (336) 854-8876

Citizens' information Meeting Report
Zoning Case 14-07
Applicant: Deep River Center, LLC

Report: June 3, 2014
Citizens' Information Meeting
City of High Point Rezoning Case 14-07
Deep River Center, LLC

A Citizens' Information Meeting was held for Rezoning Case 14-07 on June 2, 2014 from 6:30 p.m. to 7:30 p.m. The meeting was held at Spring Tree Office Park, 2209 Eastchester Drive, Suite 109, High Point, NC. Notice for the meeting was mailed on May 27, 2014 via first class mail to 11 property owners utilizing the mailing labels provided by the Planning Department. Attached to this report is the notice letter and the accompanying directional map, copy of the 'City of High Point Conditional Zoning District Citizen Information Meetings' handout, and City of High Point draft rezoning map. Four (4) people attended the meeting; a copy of the sign-in sheet is attached to this report. Also in attendance was Keith Charles, the applicant, Ladd Freeman, the Broker, Jeremy Reaves, Cookout representative, and Abigaile Pittman, Planner assisting the applicant.

Robin Team opened with a statement regarding the purpose of the meeting, a summary of the rezoning process, and an overview of the proposed development plans for the site. Attendees received several handouts: a copy of the conditional zoning site plan including the landscaping plan; a cross-section elevation; and a copy of the proposed zoning conditions. Elevation drawings and photographs of example Cookout buildings were also available for viewing. The meeting was in an open house format, and attendees were individually engaged and provided with information, and then invited to ask questions and offer comments. All four (4) of the attendees represented the Deep River Friends Meeting. The following is a summary of their questions and comments:

1. David Washan and Ruth Adams wanted assurance that there would be no access to West Wendover Avenue or Penny Road. They also asked about the types of plants to be installed in the street yards. They approved of the brick and stone building materials. They reviewed the proposed zoning conditions. They reviewed the example photographs and asked if accent neon would be permitted on the building, and Abigaile Pittman replied that it would not.
2. Dan Allen reviewed the proposed conditional zoning site plan to make certain that the drive-through did not face West Wendover Avenue, that appropriate landscaping was provided, and that there would be no access to West Wendover Avenue or Penny Road. He reviewed the proposed zoning conditions.
3. Pastor Scott Wagoner had a discussion with the applicant's team about the proposed Cookout being a new model that included indoor seating. Examples were provided about where other such models have been built (various locations in South Carolina and Georgia, and Danville, VA). Pastor Wagoner had previously had an opportunity to review the proposal materials and ask questions when Abigaile Pittman met with him on May 29th.

Everyone for their attendance and input; Abigaile Pittman reminded them of her contact number any future questions; and the meeting adjourned they left around 7:15 p.m. The applicant's team stayed until 7:35 p.m.

Report Submitted by: Abigaile Pittman
Abigaile Pittman, AICP, 6/3/14

NOTICE OF A CITIZEN INFORMATION MEETING

May 27, 2014

Dear Neighboring Property Owner:

The purpose of this letter is to notify you of a citizen information meeting concerning a request to rezone property located at 4015 Precision Way, High Point, NC, which is also depicted on the attached map.

The citizen information meeting will be held at the Spring Tree Office Park, 2209 Eastchester Drive, Suite 109, High Point, NC, on Monday, June 2, 2014 from 6:30 p.m. to 7:30 p.m. You are welcome to drop by any time in this time frame to learn more about the proposed development plans for the site.

The applicant, Deep River Center, LLC has applied to rezone the above parcels, totaling approximately 2.2 acres, from the current Conditional Use Shopping Center District (#99-05) to a new Conditional Zoning Shopping Center District (CZLI #14-07) in the City of High Point's jurisdiction,

The proposed City of High Point Conditional Zoning Shopping Center (CZSC) District will govern permitted land uses, transportation access and improvements, building setbacks, landscaping buffers, signage, etc. A copy of the proposed conditions will be provided at the citizen information meeting.

Enclosed is a required statement provided by the High Point Planning & Development Department outlining the purpose of the citizen information meeting and the rezoning process, and a map depicting the proposed CZSC rezoning site.

You will receive another notice letter at a later date from the City of High Point, advising you of the June 24, 2014 Planning & Zoning Commission meeting. Prior to the Commission meeting the parcels will also be posted with sign(s) and a legal ad for the meeting will run in the High Point Enterprise.

Should you have any questions regarding this notice, please contact Abigaile Pittman at 336-688-3055.

Regards,

C. Ladd Freeman, Jr.
Freeman Commercial Real Estate

SIGN-IN SHEET

NAME

ADDRESS

PHONE
OR EMAIL

David Washam

113 Townsend Drive Winston-Salem NC 27102

Ruth Adams

336-399-2036

Scott WAGONER

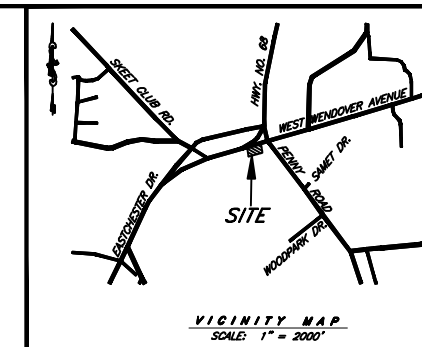
409 STERLING RIDGE DR. ARCHDALE, NC 27263

336-989-1971 SCOTTWAGONER62@GMAIL.COM

Dan Allen

913 N. Romney H.P.

27262



(19)
WENDOVER CROSSING
D.B. 4919 PG. 955
TAX MAP NO. 284-1-14
P.B. 142, PG. 73
AREA = 2.460 AC.

PRECISION WAY
(PRIVATE DRIVE)

(6)
WENDOVER CROSSING
D.B. 4689 PG. 1485-87
TAX MAP NO. 284-1-12
P.B. 135, PG. 30
AREA = 8.969 AC.

(3)
WENDOVER CROSSING
D.B. 4689 PG. 1485-87
TAX MAP NO. 284-1-12
P.B. 135, PG. 30
AREA = 1.586 AC.

PENNY ROAD
(S.R. #1536) (90' R/W)

CONDITIONAL ZONING PLAN
FOR
CZ 14-07
LANDSCAPING ALONG W. WENDOVER AVENUE
AND PENNY ROAD FRONTAGES
HIGH POINT TOWNSHIP GUILFORD COUNTY
DEEP RIVER TOWNSHIP NORTH CAROLINA
SCALE: 1" = 100' DATE: 5-15-14

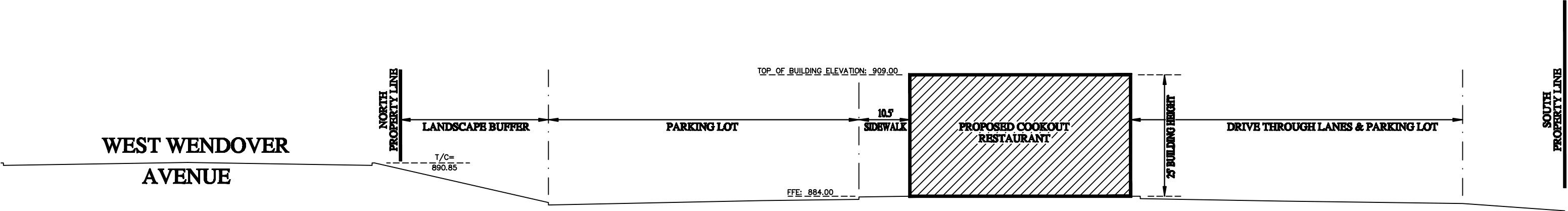
GRAPHIC SCALE

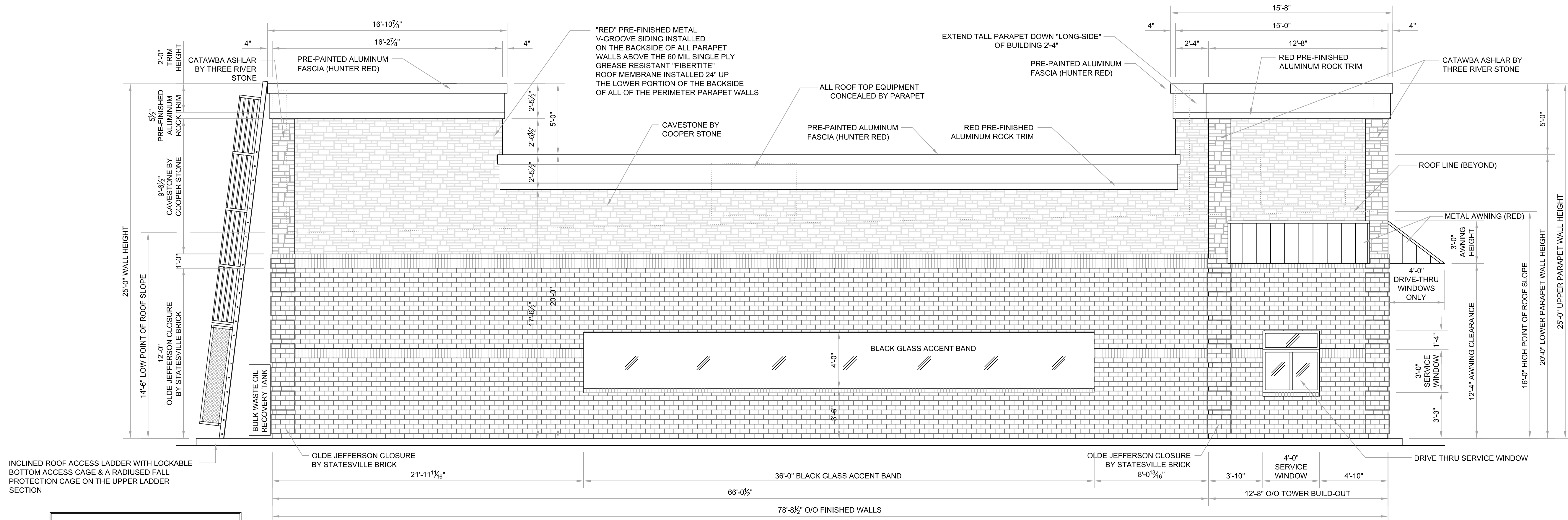


(IN FEET)
1 inch = 100 ft.

EVANS ENGINEERING, INC. ENGINEERS, PLANNERS, SURVEYORS
4609 DUNDAS DRIVE GREENSBORO, NORTH CAROLINA 27407
PHONE: (336) 854-8877 FAX: (336) 854-8876

H:\DRAWINGS\Penny Road\Wendover Crossing Lot #2\Lot#2 Conditional Zoning Plan.dwg

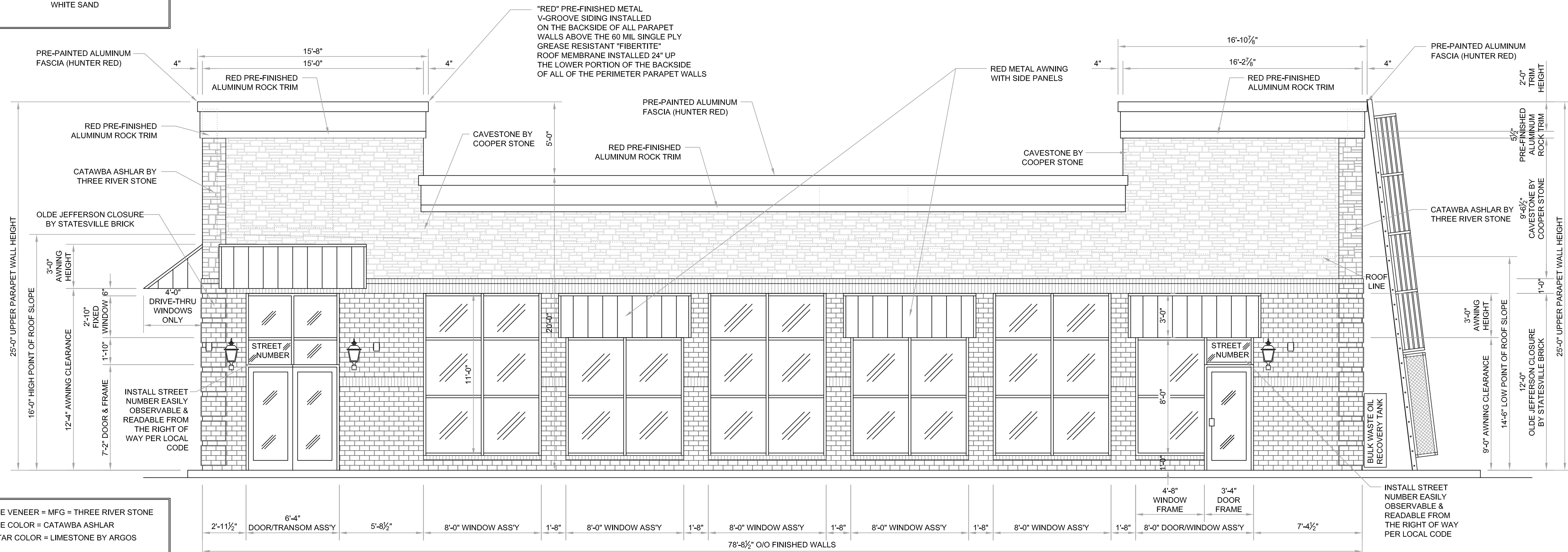




LEFT SIDE ELEVATION

SCALE: 1/4" = 1'

- BRICK VENEER = MFG = STATESVILLE BRICK
BRICK COLOR = OLDE JEFFERSON CLOSURE
MORTAR COLOR = WHITE BY ARGOS
- STONE VENEER = MFG = COOPER STONE
STONE COLOR = CAVESTONE
MORTAR COLOR = WHITE MORTAR WITH WHITE SAND

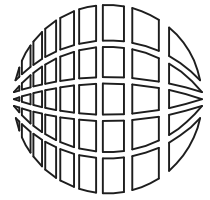


RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'

- STONE VENEER = MFG = THREE RIVER STONE
STONE COLOR = CATAWBA ASHLAR
MORTAR COLOR = LIMESTONE BY ARGOS

KIRKMAN CONSTRUCTION SERVICES, INC.
d / s / a
AMERICAN MODULAR TECHNOLOGIES



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KIRKMAN CONSTRUCTION SERVICES, INC.
9848 OLD LIBERTY RD.
P.O. BOX 1069
LIBERTY, NC 27268

REVISION	DATE	MARK

DRAWING:
EXTERIOR ELEVATIONS

PROJECT:
COOK OUT RESTAURANT
47'-6" X 78'-8 1/2" WITH DINING ROOM
STREET ADDRESS
CITY, STATE, ZIP CODE

DRAWN BY:
R. KIRKMAN

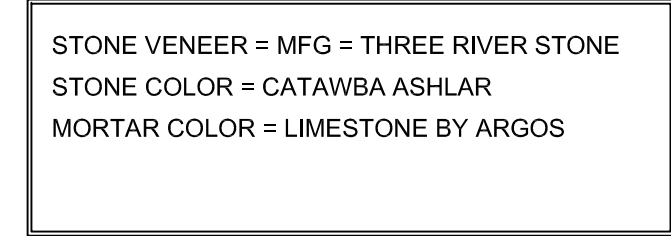
APPROVED BY:
R. KIRKMAN

DATE:
4-14-14

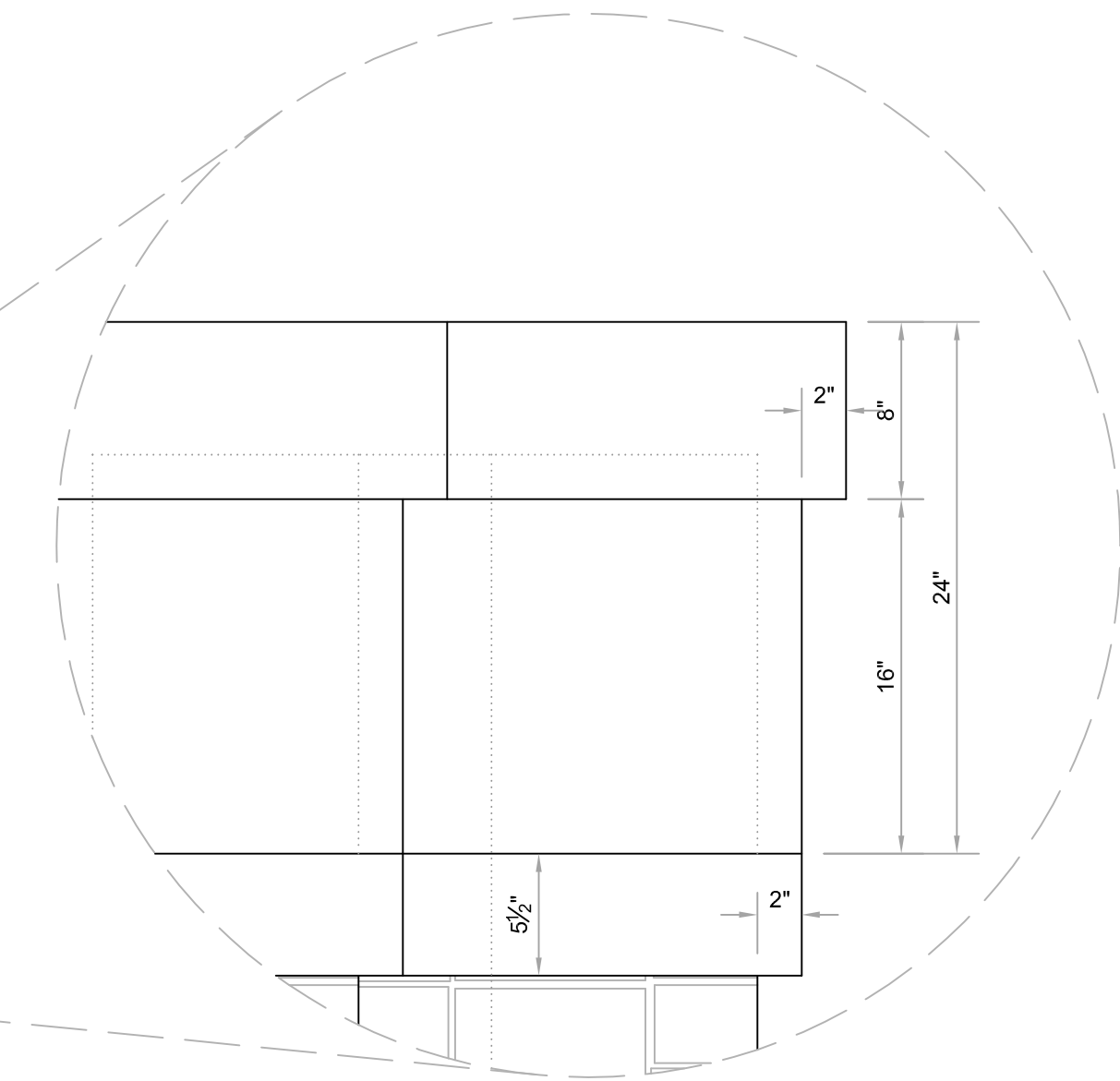
SCALE:
AS NOTED

CADD NUMBER:
G-8

DRAWING NUMBER:
G-8



SCALE: 1/4" = 1'



SCALE: 1/4" = 1'